



CITY OF BEAVERTON
Community Development Department
Development Services Division
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TYPE 3 NOTICE OF PENDING DEVELOPMENT APPLICATION

Date of Notice: September 10, 2004

Case File No./Project Name: CU2004-0007 / LD2004-0015 / SV2004-0001
Lindquist 28-Lot Planned Unit Development

Public Hearing Dates: Planning Commission (CU and LD) October 27, 2004
City Council (SV) November 15, 2004

Location and Time of Planning Commission and City Council Hearings:
City Council Chambers, First Floor, Beaverton City Hall, 4755 SW Griffith Drive
beginning at 6:30 p.m.

Summary of Application: The applicant requests Conditional Use approval for a Final Planned Unit Development (PUD) and associated Land Division for a Preliminary Subdivision to create a 28 single family residential development. In association with the proposed PUD and subdivision, the applicant requests approval of a Street Vacation of SW 170th Avenue from south of SW Walker Road to the southerly property line of project proposal. The PUD request is to provide flexibility to the dimensional standards of the R-7 zoning district to accommodate the proposal, including but not limited to the reduction to minimum lot size, reduction to the setback requirements, and the construction of a private streets serving the lots, while providing for approximately 30% open space. The Preliminary Subdivision application is a request to create 28 single family lots, open space tracts, and private streets. The proposal includes a request to impact a wetland, which is a Significant Natural Resource Area. The subject site is approximately 7.75 acres in size and is located at the southeast corner of SW Walker Road and SW 173rd Avenue.

Decision-Making Authorities: Planning Commission (CU and LD) and City Council (SV)

Due Date for Written Comments to be Addressed in the Staff Report:
October 6, 2004

Please reference the Case File Number and Project Name in your written comments. Mailed written comments should be sent to the attention of the Development Services Division, PO Box 4755, Beaverton, OR 97076. Written comments submitted in person should be delivered to the Development Services Division, 2nd Floor, Beaverton City Hall, 4755 SW Griffith Drive. If you decide to submit written comments or exhibits before the public hearing, Section 50.58 of the Beaverton Development Code requires that the written comments or exhibits be received at the City no later than 4:30 p.m. on the day of the scheduled hearing. You may also submit written comments or exhibits at the public hearing. In all cases, all submittals prior to or at the hearing that are more than two (2) letter size pages must include no fewer than ten (10) complete copies of the materials being submitted.

Staff Planner: Tyler Ryerson **Phone Number:** 503-526-2520

Facilities Review Committee Meeting Date: October 6, 2004

The Facilities Review Committee is not a decision-making body, but advises the Director on a project's conformity to the technical criteria specified in Section 40.03 of the Beaverton Development Code. The Committee then forwards a recommendation to the Director on the development application. The Director will include the Committee's recommendation in the staff report to the decision-making authority. The Committee will therefore provide recommendations of the Conditional Use and Land Division applications to the Planning Commission and a recommendation of the Street Vacation to the City Council.

Site Description:

Map & Tax Lot Number: 1N1 31DC 2900, 3000, 3200, and 3300

Site Address: Southeast corner of SW Walker Road and SW 173rd Ave.

Zoning: R7 Urban Standard Density

Neighborhood Association Committee: Five Oaks

Applicable Development Code Approval Criteria:

40.03, 40.15.15.6.C, 40.45.15.3.C, and 40.75.1.C

The following Comprehensive Plan Policies are the applicable for the Conditional Use Final Planned Unit Development application: 3.13.1.a through i, 3.13.3.a, 4.2.2.1.a and b, 5.4.1.b and c, 5.5.1.a and b, 5.6.1.a and b, 5.7.1.e, 5.8.1.d and g, 6.2.1.a through d, 6.2.2.a through f, 6.2.3.b, d through h, 6.2.4.c, 6.2.5.a, 6.2.7.a and e, 7.3.1.1.a through h, 7.3.2.1.a and b, 7.3.3.1.a and b, 8.2.1.a and e, 8.7.1.a through d, 9.2.3.1.a.

Documents and plans for the development application are available for review at the Beaverton Development Services Division, 2nd floor, Beaverton City Hall, 4755 SW Griffith Drive, between the hours of 8:00 a.m. to 4:30 p.m., Monday through Friday.

The Planning Commission shall make a decision on the Conditional Use and Land Division development applications after the hearing closes. Only persons who participated in the hearing orally or in writing may appeal the decision to the City Council. Failure to raise an issue in a hearing, by testifying in person or by letter, or failure to provide statements or evidence with sufficient specificity to afford the decision-making authority an opportunity to respond to such issue, may preclude appeal to the Land Use Board of Appeals on that issue.

The City Council shall make a decision on the Street Vacation application after the hearing closes. Appeal of the decision is to the Land Use Board of Appeals as provided in ORS 197.805 through ORS 197.860.

A copy of the staff report will be available for inspection at no cost at least seven (7) calendar days before the hearing, and a copy will be provided at reasonable cost. A copy of the staff report may also be viewed on-line at:

http://www.ci.beaverton.or.us/departments/CDD/CDD_dev_projects.html.

A copy of the pre-application conference comments, all documents and evidence submitted by or on behalf of the applicant, and applicable criteria are available for inspection at no cost, and will be provided at reasonable cost.

Please note: You are receiving this notice to advise you of a pending development application. Section 50.45.2 of the Beaverton Development Code requires the City to provide written notice of a pending Type 3 development application to the applicant, property owner, affected Neighborhood Association Committees (NACs), and owners of property within 500 feet on all sides of the property proposed for development, based on the most recent property tax assessment roll of the Washington County Department of Assessment and Taxation. **Please note that the failure of a property owner to receive notice does not invalidate a decision.**

THIS INFORMATION IS AVAILABLE IN LARGE PRINT OR AUDIO TAPE UPON REQUEST. IN ADDITION, ASSISTED LISTENING DEVICES, SIGN LANGUAGE INTERPRETERS, OR QUALIFIED BILINGUAL INTERPRETERS WILL BE MADE AVAILABLE AT ANY PUBLIC MEETING OR PROGRAM WITH 72 HOURS ADVANCE NOTICE. TO REQUEST THESE SERVICES, PLEASE CALL 526-2222/VOICE/TDD.